

HISTORIC AND DESIGN REVIEW COMMISSION

March 15, 2023

HDRC CASE NO: 2023-088
ADDRESS: 314 MISSION ST
LEGAL DESCRIPTION: NCB 944 BLK 1 LOT 31
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Matthew Metros
OWNER: Matthew Metros
TYPE OF WORK: Historic Tax Certification & Verification
APPLICATION RECEIVED: March 03, 2023
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification & Verification for the property at 314 Mission.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualification.

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

UDC Section 35-618 Tax Exemption Qualifications:

(e) Verification of Completion. Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.

FINDINGS:

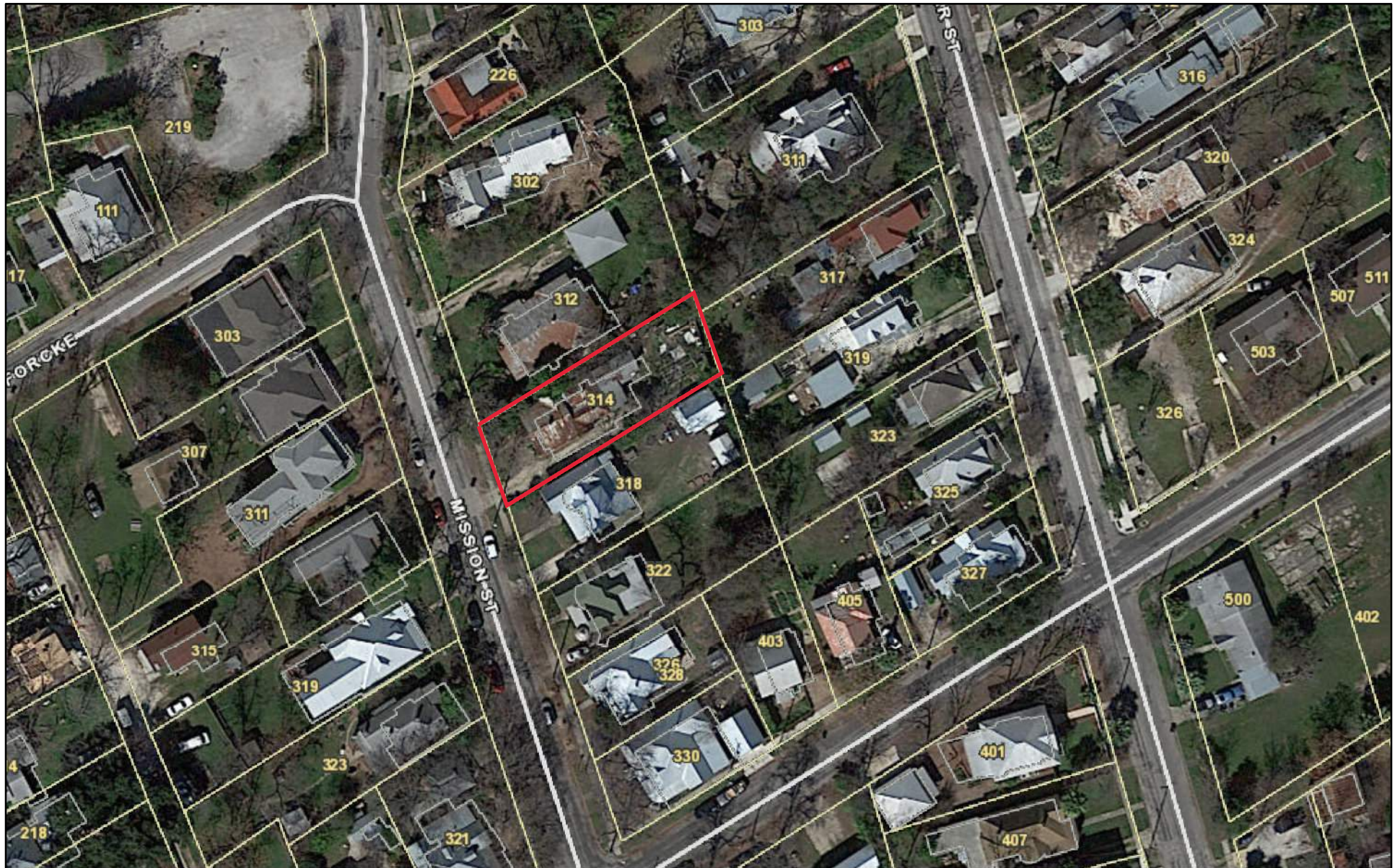
- a. The primary structure located at 314 Mission is a 1-story duplex structure constructed circa 1910 in the Craftsman style. The structure first appears on the 1911 Sanborn Map as a single-family dwelling and later on the 1951 Sanborn Map as a duplex. The structure features a standing seam metal roof with a primary front-facing gable flanked by two (2) side gables, a front gable porch awning, wood siding, and one-over-one wood windows. The property is contributing to the King William Historic District. The applicant is requesting Historic Tax Certification and Historic Tax Verification.
- b. The scope of work includes foundation repair, drywall repair, bathroom remodel, mechanical upgrades, roof replacement, landscaping improvements, and site work modifications.
- c. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.

- d. Staff conducted a site visit on March 2, 2023, to examine the conditions of the property. Staff verifies that all work used to qualify for the Substantial Rehabilitation Tax Incentive has been completed and that there are no existing violations on the property.
- e. The applicant has met all requirements of the City's tax verification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer, including the submission of an itemized list of costs that meets the threshold to be eligible for the Substantial Rehabilitation Tax Incentive.
- f. Approval of Tax Verification by the HDRC in 2023 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2024. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

Staff recommends approval based on findings a through f.

314 Mission St



1:1,000

A number line with two scales. The top scale is labeled in miles (mi) with major tick marks at 0, 0.0075, 0.015, and 0.03. The bottom scale is labeled in kilometers (km) with major tick marks at 0, 0.0125, 0.025, and 0.05. Vertical lines connect the corresponding values between the two scales: 0 mi to 0 km, 0.0075 mi to 0.0125 km, 0.015 mi to 0.025 km, and 0.03 mi to 0.05 km.

CoSA



City of San Antonio Development Services Department



Address Verification and Assignment
ADDR-AVAA-22-10101394
314 MISSION ST Matthew Metros
August 15, 2022

Parcel
5996

Address Information

<u>Primary</u>	<u>Address Type</u>	<u>Street #</u>	<u>Pre Direction</u>	<u>Street Name</u>	<u>Street Type</u>	<u>Post Direction</u>	<u>Unit/Suite</u>	<u>Level</u>	<u>Building</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>	<u>Plat #</u>
Y	Primary Address	314		MISSION	ST					City of San Antonio	TX	78210	COD ON FILE

Owner

<u>First Name</u>	<u>Last Name</u>	<u>Organization</u>	<u>Recipient</u>	<u>Address</u>
Matthew	Metros			

Licensed Professional

<u>License #</u>	<u>License Type</u>	<u>Business Name</u>	<u>Address 1, City, State, Zip Code</u>	<u>Address 2</u>	<u>Last Name, First Name</u>	<u>Mobile Phone</u>	<u>Email</u>
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Contact

<u>Contact Type</u>	<u>Last Name, First Name</u>	<u>Organization Name</u>	<u>Recipient</u>	<u>Email</u>	<u>Primary Phone</u>	<u>Address 1</u>	<u>Address 2</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
Applicant	Metros, Matthew			matthew.metros@gmail.com	516-724-1145	1/2 Crest Acre Ct.		Summit	NJ	07901

Project Information

<u>ASI Type</u>	<u>ASI Name</u>	<u>ASI Value</u>
ADDRESS TYPE OF REQUESTS	Assignment of a New Address	CHECKED
ADDRESS TYPE OF REQUESTS	Change of Address on Permit	UNCHECKED
ADDRESS TYPE OF REQUESTS	Change of Existing Address	UNCHECKED
ADDRESS TYPE OF REQUESTS	Description	Addressing - We need to assign each unit a specific address. There are two units on this duplex.
ADDRESS TYPE OF REQUESTS	Do you want to Expedite?	No
ADDRESS TYPE OF REQUESTS	Request for Building Number(s)	UNCHECKED
ADDRESS TYPE OF REQUESTS	Request for Suite Number(s)	CHECKED
ADDRESS TYPE OF REQUESTS	Verification of an Existing Address	UNCHECKED
APPLICANT_COPY	Architect	UNCHECKED
APPLICANT_COPY	Authorized Agent	UNCHECKED
APPLICANT_COPY	Business Owner	UNCHECKED
APPLICANT_COPY	Contractor	UNCHECKED
APPLICANT_COPY	Engineer	UNCHECKED
APPLICANT_COPY	Escrow Owner	UNCHECKED
APPLICANT_COPY	Facility Manager	UNCHECKED
APPLICANT_COPY	Non-Profit	UNCHECKED
APPLICANT_COPY	Property Owner	CHECKED
APPLICANT_COPY	Recipient	UNCHECKED
APPLICANT_COPY	Surveyor	UNCHECKED
CONTACT INFORMATION	Contact Flag	0

ICRIP ELIGIBILITY	Are you ICRIP Approved?	No
PROPERTY TYPE	Commercial	UNCHECKED
PROPERTY TYPE	Multi Family Residential	CHECKED
PROPERTY TYPE	Single Family Residence	UNCHECKED
PROPERTY TYPE	Two Dwelling Unit Residential	UNCHECKED
PROPOSED/EXISTING USE	Accessory Address	UNCHECKED
PROPOSED/EXISTING USE	Commercial	UNCHECKED
PROPOSED/EXISTING USE	Current Address	314 Mission Street
PROPOSED/EXISTING USE	Multi-Family Residential	CHECKED
PROPOSED/EXISTING USE	Other	UNCHECKED
PROPOSED/EXISTING USE	Proposed Address	314 Mission Street Unit A & 314 Mission Street Unit B
PROPOSED/EXISTING USE	Single-Family Residential	UNCHECKED
PROPOSED/EXISTING USE	Total Number of Lots	1
PROPOSED/EXISTING USE	Two Dwelling Unit Residential	UNCHECKED
REQUEST FOR ADDRESS CHANGE	Existing Numbers Out of Sequence	UNCHECKED
REQUEST FOR ADDRESS CHANGE	If Other, Please Explain	ITs a duplex. The property is split into two units.
REQUEST FOR ADDRESS CHANGE	New Construction	UNCHECKED
REQUEST FOR ADDRESS CHANGE	Other	CHECKED
REQUEST FOR ADDRESS CHANGE	Property Split/Merge	UNCHECKED
SYS_ATTR	UploadedDocTypes	Certificate of Determination
TEMP_EXPR_VALIDATOR	Is expression to be triggered?	Y

Custom Tables

GIS JURISDICTIONS

0	Parcel	5996
	Type	San Antonio City Limits
	Value	City of San Antonio
1	Parcel	5996
	Type	Council District
	Value	1

GIS LAND DEVELOPMENT

0	Parcel	5996
	Type	Neighborhood Association(s)
	Value	King William - 29
1	Parcel	5996
	Type	School District
	Value	San Antonio ISD
2	Parcel	5996
	Type	USGS Grid
	Value	29098-D4
3	Parcel	5996
	Type	Counties
	Value	Bexar
4	Parcel	5996
	Type	Workzone
	Value	2596
5	Parcel	5996
	Type	Land Sq Ft
	Value	7540

GIS WATER AREAS

0	Parcel	5996
	Type	Watershed
	Value	Upper SAR

GIS ZONING BASE

0	Base Zone	RM-4
	Case Number	
	Ordinance Number	36478
	Parcel	5996
	Special Condition	
	Special District	

GIS ZONING OVERLAY

0	Parcel	5996
	Type	Airport Hazard Overlay District (AHOD)
	Value	AHOD
1	Parcel	5996
	Type	Future Land Use
	Value	Medium Density Residential - Downtown Area Regional Center
2	Parcel	5996
	Type	Historic District
	Value	King William
3	Parcel	5996
	Type	Historic Code
	Value	H
4	Parcel	5996
	Type	Historic Code
	Value	HS
5	Parcel	5996
	Type	Historic Landmark
	Value	Individual Landmark
6	Parcel	5996
	Type	Neighborhood Community Perimeter Plan
	Value	Downtown

PARCEL SELECTED

1	City Parcel Number	5996
	County Property ID	110636
	Initial Parcel	Y
	Legal Description	NCB 944 BLK 1 LOT 31
	Parcel Area	0

PARCEL SELECTED DISP

1	City Parcel Number	5996
	County Property ID	110636
	Initial Parcel	Y
	Legal Description	NCB 944 BLK 1 LOT 31
	Parcel Area	0

Documents

Category	Name	Entity Type
Certificate of Determination	COD-22-10600451.pdf	CAP
COSA Floor Plan (Suite Numbers)	314 Mission St. Floor Plan.pdf	CAP

COSA Addressing Other	CERT. OF DETERMINATION	CAP
	22-10600451.pdf	
Floor Plan (PDF format)	314 Mission St.#2 (1).pdf	CAP
zz Review Document	314 Mission St.Floor Plan (PDF	CAP
	format)_v1_Technical Review_#2	
	(1).pdf	

Fees

<u>Fee Item</u>	<u>Fee Amount</u>	<u>Invoice Number</u>	<u>Assessed Date</u>	<u>Balance</u>
Suite Number Assignment Fee (i)	40.00	494848	08/16/2022	0.00

OATH

I swear or affirm that the statements contained in this application, including any attachments and related documents, to the best of my knowledge and belief are true, correct, and complete.

CERTIFICATION

I certify that I have read and understand the instructions that accompany this application and that the statements made as part of this application are true, complete, and correct and that no material information has been omitted. By checking the box below, I understand and agree that I am electronically signing and filing this application. By checking this box, I agree to the above certification and am signing this application electronically. I agree my electronic signature is the legal equivalent of my manual signature on this application.

Your application has been submitted and can be monitored/tracked via the online DSD portal - <https://aca.sanantonio.gov/CitizenAccess>

MISSION ST. RESIDENCE

314 Mission St. San Antonio, Texas



BUILDING CODE CRITERIA

BUILDING CODE	INTERNATIONAL RESIDENTIAL CODE IRC 2018
FIRE CODE	INTERNATIONAL FIRE CODE 2018
ENERGY CODE	INTERNATIONAL ENERGY & CONSERVATION CODE 2018
MECHANICAL CODE	INTERNATIONAL MECHANICAL CODE 2018
FUEL GAS CODE	INTERNATIONAL FUEL GAS CODE 2018
PLUMBING CODE	INTERNATIONAL PLUMBING CODE 2018
ELECTRICAL CODE	INTERNATIONAL PLUMBING CODE 2017
LOCAL AMENDMENTS	2018 CHAPTER 10 BUILDING RELATED CODES & CHAPTER 11 IFC

INDEX OF DRAWINGS

A.0	COVER SHEET
	ARCHITECTURAL DRAWINGS
A.1	EXISTING SITE PLAN
A.2	EXISTING & DEMO FLOOR PLAN
A.3	PROPOSED REMODEL

SCOPE OF PROJECT

ADDITION OF WATER HEATER CLOSET AND REMODEL OF EXISTING INTERIOR TO AN EXISTING RESIDENTIAL STRUCTURE ON AN EXISTING SITE

DESIGNER :

CARLISSA ANN
Residential & Commercial Floor Plans
San Antonio, Texas
Text: (210)414-9906 carlissag@outlook.com

CONSULTANTS:

Mission St. Residence
314 Mission Street
SAN ANTONIO, TEXAS 78210

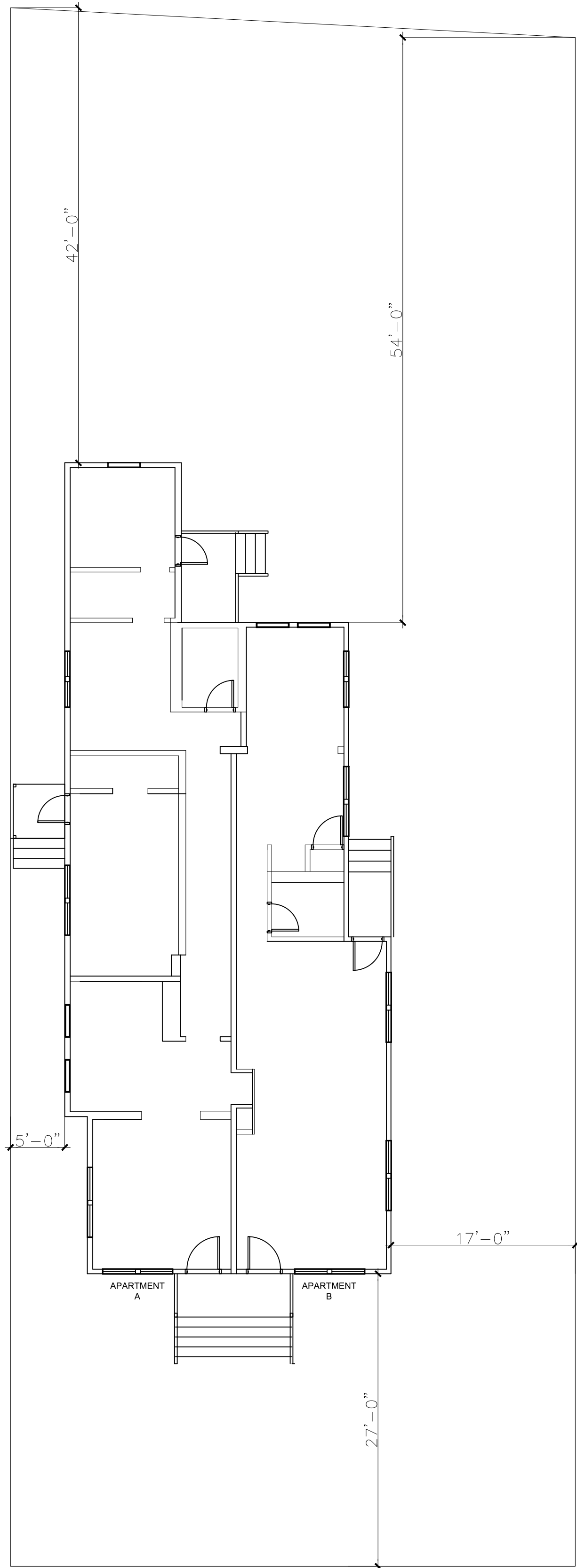
PHASE I: 11/01/21

PROJECT TEAM:

DESIGNER
N/A
STRUCTURAL ENGINEER
N/A
CONSTRUCTION MANAGEMENT
Tijerina Construction, LLC
DRAWN BY
Carlissa A. Gonzalez

SHEET:

A.0



1 SITE PLAN
SCALE: 1:100

DESIGNER :

CARLISSA ANN
Residential & Commercial Floor Plans
San Antonio, Texas
Text: (210)414-9906 carlissag@outlook.com

CONSULTANTS:

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314 Mission Street
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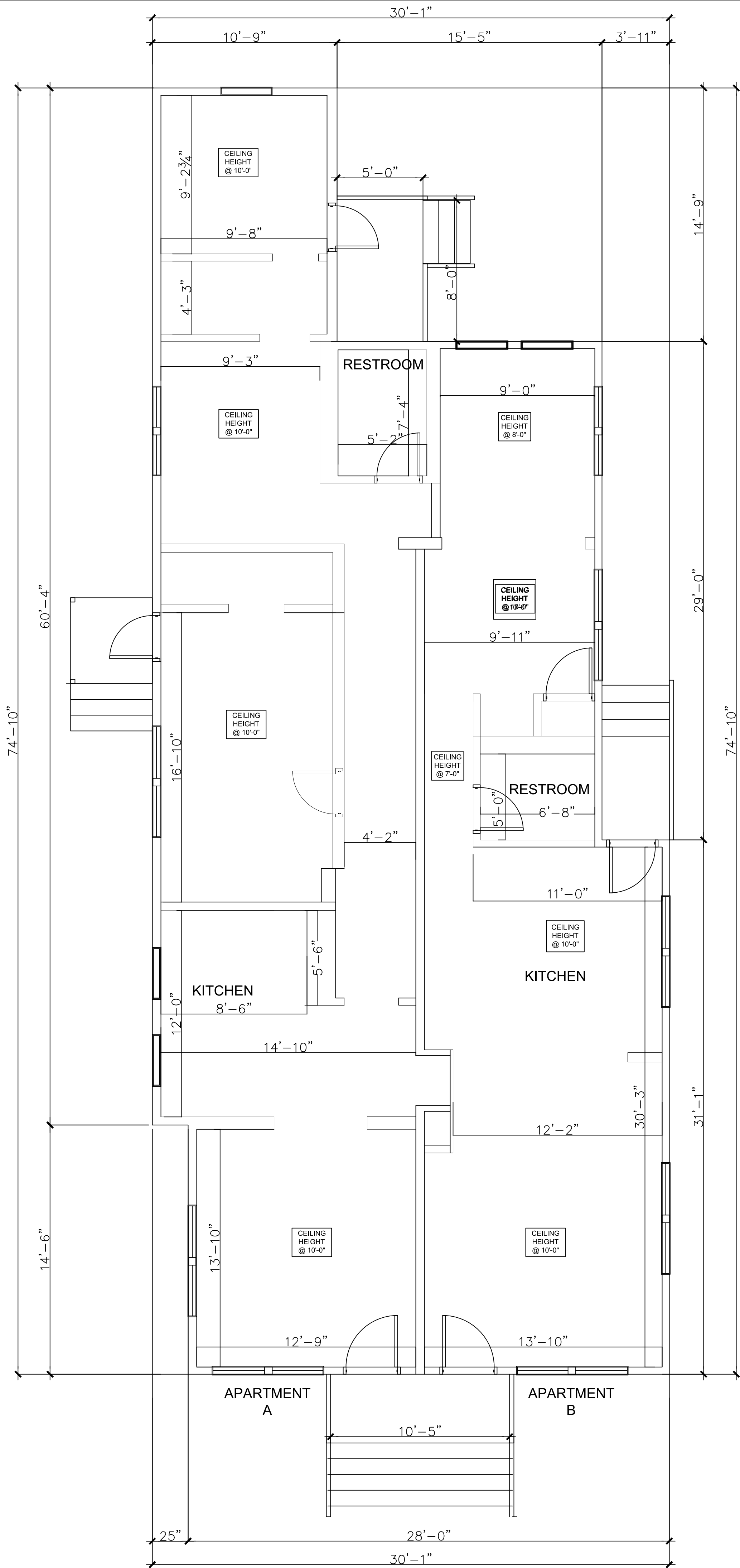
PHASE I: 11/01/21

PROJECT TEAM:

DESIGNER
N/A
STRUCTURAL ENGINEER
N/A
CONSTRUCTION MANAGEMENT
Tijerina Construction, LLC
DRAWN BY
Carlissa A. Gonzalez

SHEET:

A.1

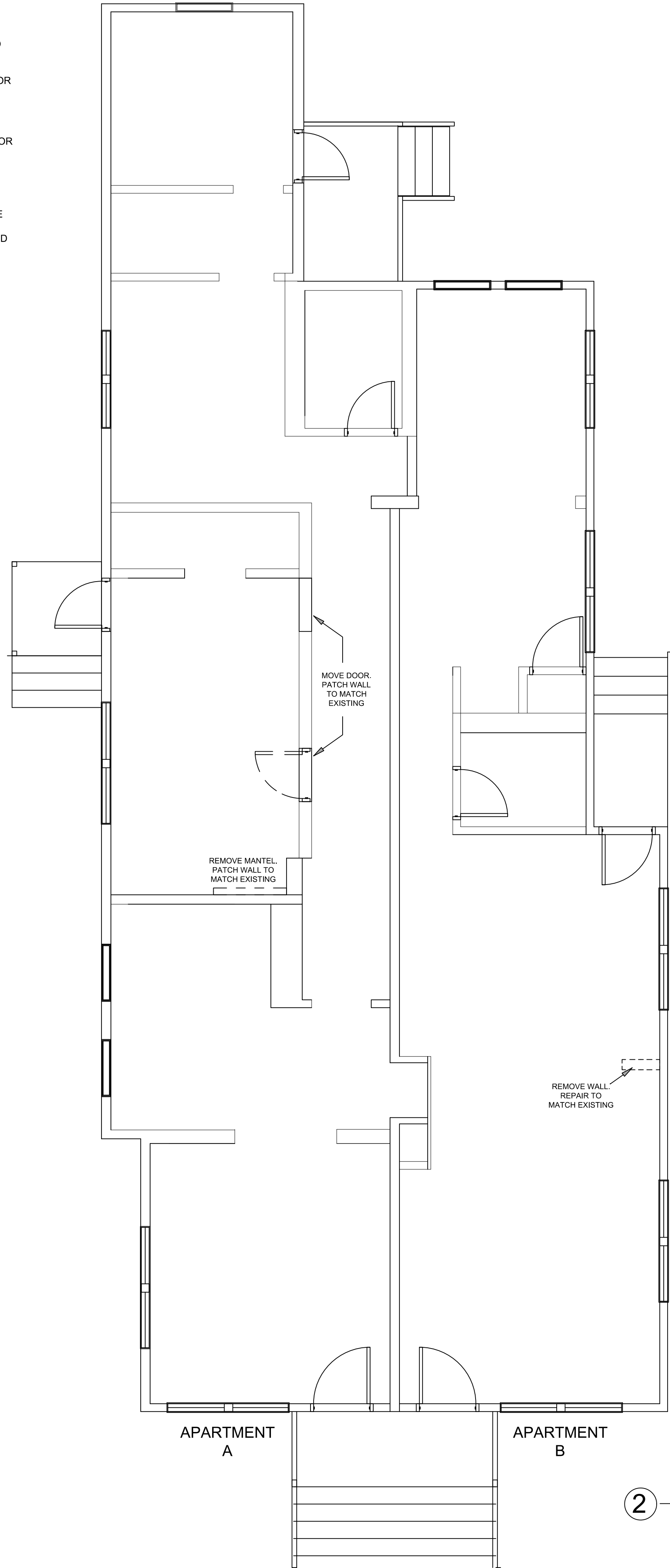


EXISTING CONDITION PLANS GENERAL NOTES:

CARLISSA A. GONZALEZ HAS PREPARED EXISTING CONDITION FLOOR PLANS BASED ON FIELD MEASUREMENTS AND INSPECTIONS. THIS DRAWING IS INTENDED TO DEPICT THE EXISTING PROPERTY MEASUREMENTS AS REQUIRED BY THE PROJECT OBJECTIVES. CARLISSA A. GONZALEZ HAS NOT PERFORMED ENGINEERING OR DESIGN SERVICES FOR THESE PLANS. NOR HAS CONSULTED A STRUCTURAL ENGINEER. THE PLANS PROVIDED ARE SPECIFIC TO THIS PROJECT. ALL DIMENSIONS MUST BE VERIFY BY THE CONTRACTOR PRIOR TO NEW CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ARCHITECT/DESIGNER/ENGINEER.

CHANGES OR MODIFICATIONS TO PLANS: ANY CHANGES OR MODIFICATIONS TO THE PLAN, FOR ANY REASON, SHOULD NOT BE ATTEMPTED. ADDENDUMS TO THE PLANS ARE ONLY AUTHORIZED BY AN ARCHITECT/ENGINEER/ DESIGNER ONLY. THE PROJECT ARCHITECT/DESIGNER/ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE QUALITY AND COMPLETENESS OF ANY CHANGES ATTEMPTED.

CONSTRUCTION DOCUMENT REQUIREMENTS: A LICENSED ENGINEER SHOULD REVIEW THESE PLANS PRIOR TO FUTURE OR PROPOSED REMODEL TO EXISTING STRUCTURE. IT IS THE ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN ARE ACCURATE AND MEET OR EXCEED THE APPLICABLE NATIONAL, STATE OR LOCAL CONSTRUCTION REQUIREMENTS AND LAWS.



1 EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"

2 DEMOLITION FLOOR PLAN
SCALE: 1/4"=1'-0"

DESIGNER :

CARLISSA ANN
Residential & Commercial Floor Plans
San Antonio, Texas
Text: (210)414-9906 carlissag@outlook.com

CONSULTANTS:

Mission St. Residence
314 Mission Street
SAN ANTONIO, TEXAS 78210

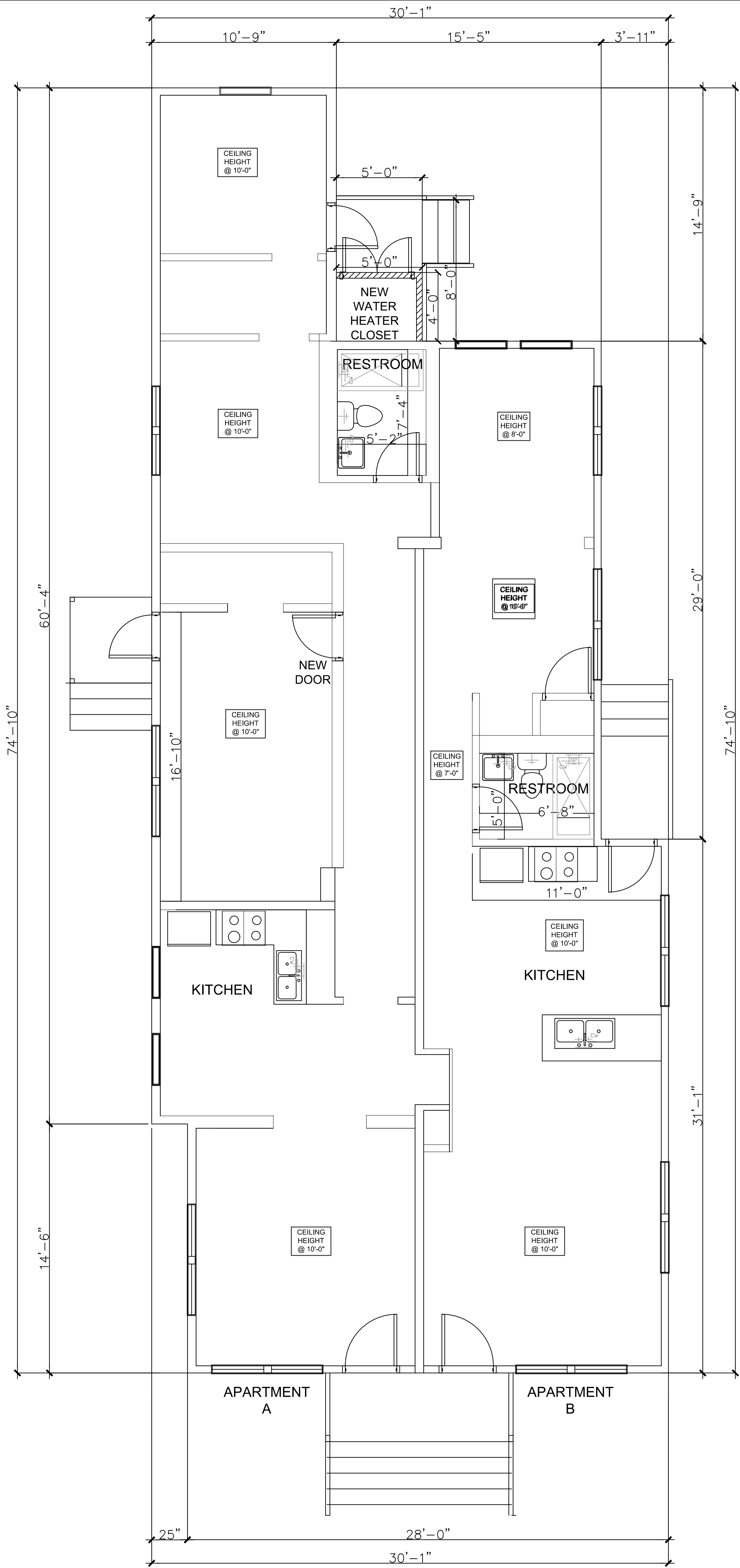
PHASE I: 11/01/21

PROJECT TEAM:

DESIGNER
N/A
STRUCTURAL ENGINEER
N/A
CONSTRUCTION MANAGEMENT
Tjerina Construction, LLC
DRAWN BY
Carlissa A. Gonzalez

SHEET:

A.2



1 PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"

PROPOSED REMODEL PLANS GENERAL NOTES:

CONSTRUCTION DOCUMENT REQUIREMENTS: A LICENSED ENGINEER MUST REVIEW THESE PLANS PRIOR TO FUTURE OR PROPOSED REMODEL TO EXISTING STRUCTURE. IT IS THE ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN ARE ACCURATE AND MEET OR EXCEED THE APPLICABLE NATIONAL, STATE OR LOCAL CONSTRUCTION REQUIREMENTS AND LAWS.

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SCOPE OF REMODEL:

ADDITION: ADDITION OF A FOUR FOOT BY FIVE FOOT WATER HEATER CLOSET ONTO EXISTING BACK PORCH.

REMODEL: APARTMENT A - REMOVE EXISTING MANTEL AND DOOR IN ROOM 1. MOVE DOOR DOWN WALL TO MATCH EXISTING PATIO DOOR. COMPLETE KITCHEN AND RESTROOM.
APARTMENT B - REMOVE SEPARATION WALL. COMPLETE KITCHEN AND RESTROOM.

DESIGNER :

CARLISSA ANN
Residential & Commercial Floor Plans
San Antonio, Texas
Text: (210)414-9906 carlissag@outlook.com

CONSULTANTS:

Mission St. Residence
314 Mission Street
SAN ANTONIO, TEXAS 78210

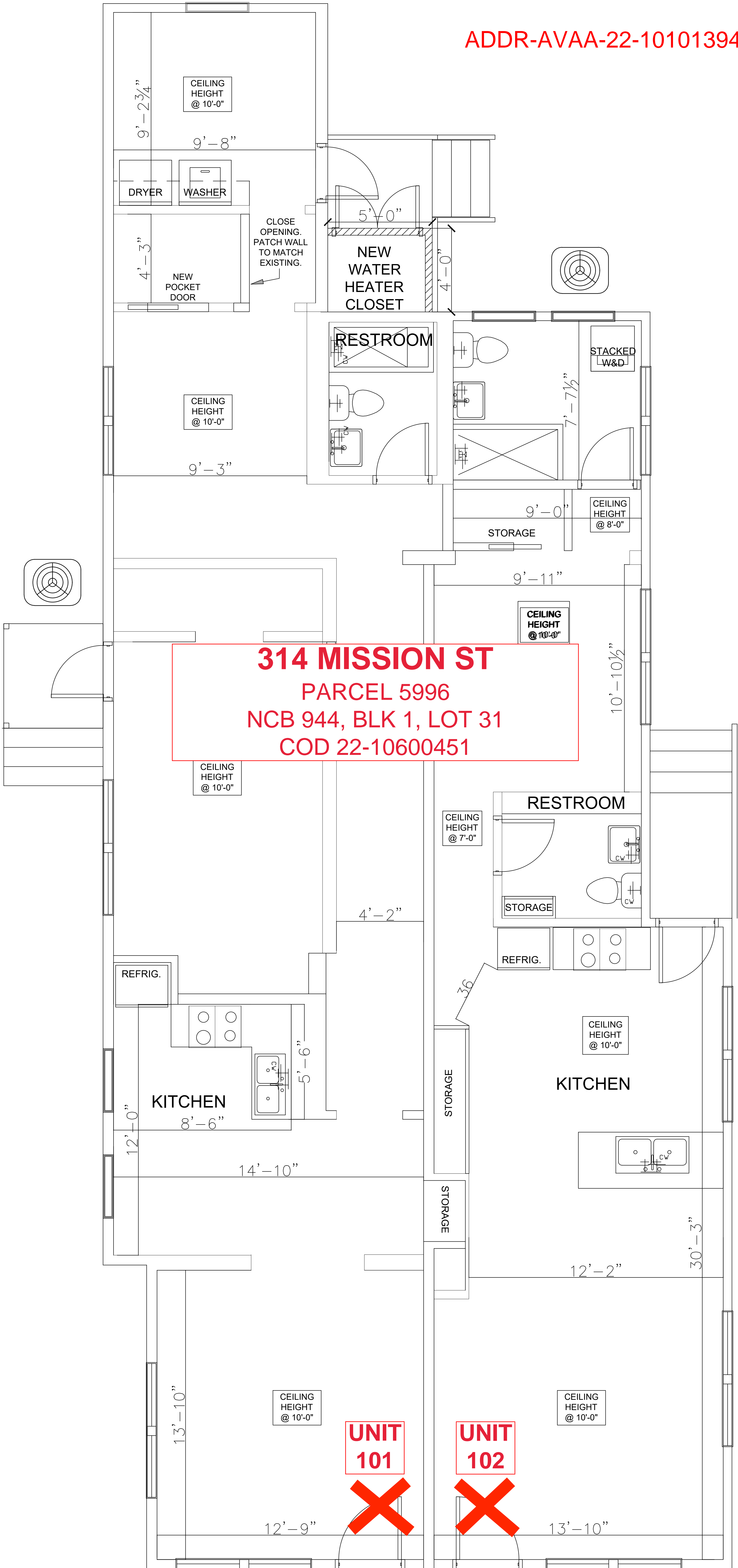
PHASE I: 11/01/21

PROJECT TEAM:

DESIGNER
N/A
STRUCTURAL ENGINEER
N/A
CONSTRUCTION MANAGEMENT
Tijerina Construction, LLC
DRAWN BY
Carlissa A. Gonzalez

SHEET:

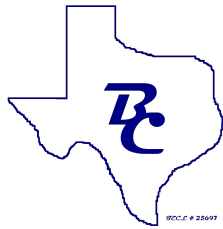
A.3



314 MISSION ST
PARCEL 5996
NCB 944, BLK 1, LOT 31
COD 22-10600451

UNIT
101

UNIT
102



*Electrical
Services*

CERTIFICATE OF COMPLETION

To: Attn: Henry Tijerina
Tijerina Construction, LLC
15577 Rosa St
San Antonio, TX 78221
Phone:(210) 884-5910

From: BC Electrical Service

Project: 314 Mission St Residence Duplex
314 Mission St.
San Antonio, TX 78210

I, Michael Bronder, representing BC Electrical Service, hereby certifies that:

1. All work has been performed in accordance with the terms of the contract.
2. All changes to the work(except minor modifications and field adjustments have been authorized in writing.
- 3.The work to which this certificate applies has been inspected by authorized representatives of contractor and the work of the contract is hereby declared to be finally complete in accordance with the contract documents.

Date: 08/24/2022

Company: BC Electrical Service

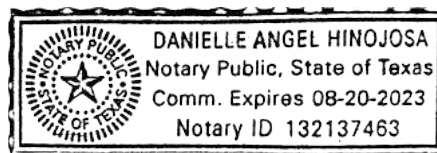
Signed: Michael Bronder

State of Texas

County of Bexar

Subscribed and sworn to before me
this 24 day of August, 2022

My Commission Expires: August 20, 2023



Danielle Hinojosa
Danielle Hinojosa

Notary Public



TO: City of San Antonio Development Services

August 26, 2022

314 Mission Street, San Antonio, Texas

Insulation Letter of Compliance

This letter is to inform the City of San Antonio that Tijerina Construction, LLC installed insulation at 314 Mission Street, San Antonio, Texas. **R-13 insulation was installed in the walls and R-38 insulation was installed the ceilings.**

The work was done on August 26, 2022, for Permit # REP-RRP-PMT-21-35303557.

Henry Tijerina Jr.

Henry Tijerina Jr.

President

Tijerina Construction, LLC



Service-Disabled Veteran-Owned Small Business (SDVOSB)



TO: Matthew Metros
314 Mission Street, San Antonio, Texas

August 27, 2022

Description of work: Invoice for Restore back door and install insulation in attic at 314 Mission Street

Tijerina Construction, LLC provided all labor and material to perform the following repairs:

- Installed threshold
- Installed weather stripping and door seals
- Scrapped door and painted
- Mortised door and install a lockset
- Rented insulation blower
- Purchased attic insulation
- Installed insulation in the attic
- Cleaned up and disposed of trash

Material Cost:

Labor Cost:

Total:

Amount due:

Accepted by Matthew Metros: Signature _____ Date _____

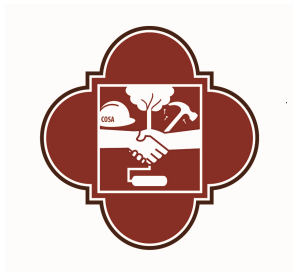
Henry Tijerina Jr.

Henry Tijerina Jr.

President, Tijerina Construction, LLC



Service-Disabled Veteran-Owned Small Business (SDVOSB)



City of San Antonio
1901 South Alamo Street
San Antonio, Texas 78204

LETTER OF COMPLETION

We are pleased to inform you that all required reviews and inspections are satisfactorily performed for the following permit

PERMIT NUMBER	REP-RRP-PMT-21-35303557
PERMIT NAME	Matthew Metros
PERMIT ISSUANCE DATE	11/04/2021
LOC ISSUANCE DATE	09/12/2022
ADDRESS	314 MISSION ST City of San Antonio TX 78210

DESCRIPTION OF WORK	<p style="text-align: center;">General Repairs – Scope of work to include:</p> <p style="text-align: center;">1.Install 2 doors 2.Demo kitchen wall 3.Remodel kitchen 4.Remodel bathrooms 5.Lower ceiling for new duct work</p>
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Must comply with UDC and IRC (IBC) / Must comply with all applicable NCD Standards/ Must comply with Historic COA as approved/ Homeowner/Contractor aware of inspections required/ What's Next handout issued.CGARCIA****

****NOTE: Any Electrical, Mechanical or Plumbing work will require an additional permit by State License contractor and inspections completed.**

****NOTE: Inspection Scheduling: Please call 210-207-1111, option 0, to schedule inspections (scheduling on the phone or in person will result in a \$3.00 scheduling fee). Or, feel free to schedule inspections online, free of charge, by creating a portal account (for assistance creating an online account, contact the call center).**

You must comply with the UDC and IRC requirements. All permits expire after 6 months with no activity. You must comply with City Code 10-115 (a)(1) to rent or occupy the home for a period of 12 months after the completion of this project. The "What's Next" handout will inform you of the engineer requirement for the foundation inspection.

**1/27/2022 CONTRACTOR AMENDED PERMIT TO INCLUDE CHANGE OF SIZE TO TWO EXISTING WINDOWS IN BACK OF HOUSE AND ADD A BATHROOM TO THE BACK SIDE OF HOUSE.
****PSHERWOOD******

Thank you for your business

The City of San Antonio



TO: Matthew Metros
314 Mission Street, San Antonio, Texas

March 22, 2022

Description of work: Budget for remodeling project at 314 Mission Street

Tijerina Construction, LLC shall provide all labor and material to perform the following repairs:

Work on creating a project drawing and submit drawing to city for permit approval

Obtain permits for remodeling, electrical, plumbing, and mechanical

Demo electrical and plumbing that doesn't meet code

Finish two kitchens per layout and site visit with owner, add cabinets, granite countertops, backsplash, and appliances

Finish two bathrooms per layout and site visit with owner, fixture, tile, and lighting

Fur down ceiling as needed in order to install hvac unit

Install attic access for HVAC unit and electrical as needed

Move door in room to align with exterior side door

Close off the fireplace area

Remove wall in living area to create an open space concept

Install HVAC units, ducts, registers, and thermostats per unit requirements

Upgrade outside panel to 200Amp service, Add fuses as needed for appliances, Upgrade wiring

Install electrical wiring, GFCIs, and outlets per unit requirements that meet code

Install water to each unit per requirements for Washrooms, Bathrooms, and Kitchens, Run 1 inch water line, Install two water heaters one for each each apartment unit.

Install fixtures as required per layout

Paint interior as required

Install two combo washer/dryer in each unit.

Dispose of all trash

Exclusions: No flooring in main areas, New new service from electrical pole, No new sewer connection.

I hadn't truly included any appliances in my first proposal.

This is without any overhead and profit.

True budget:

Due to the amount of work to be performed, I request a 25% advance. Initials: _____

Proposal accepted by Matthew Metros: Signature _____ Date _____

Henry Tijerina Jr.

Henry Tijerina Jr.

President, Tijerina Construction, LLC



Service-Disabled Veteran-Owned Small Business (SDVOSB)



TO: Matthew Metros
314 Mission Street, San Antonio, Texas

April 25, 2022

Description of work: Place concrete in driveway at 314 Mission Street

Tijerina Construction, LLC shall provide all labor and material to perform the following repairs:

- Scrape and excavate driveway to prep for concrete with skid steer
- Remove an old asphalt area in the back of the yard
- Install base and compact
- Install formwork and wire mesh for concrete
- Create walking areas with concrete to the side of the house and the back entrance
- Install concrete the length of driveway and create a 2-car parking area
- Remove two trunks in the front yard
- Remove the existing grass and install bermuda
- Remove wall in kitchen apt A
- All low maintenance scrubs and mulch to front area
- Dump the soil and old asphalt at the landfill

Labor:
Material: \$
Equipment:
Landfill Disposal:
Gravel Proposal:

Proposal accepted by Matthew Metros: Signature _____ Date _____

Henry Tijerina Jr.

Henry Tijerina Jr.
President, Tijerina Construction, LLC



Service-Disabled Veteran-Owned Small Business (SDVOSB)



TO: Matthew Metros
314 Mission Street, San Antonio, Texas

April 5, 2022

Description of work: Replace flooring at 314 Mission Street

Tijerina Construction, LLC shall provide all labor and material to perform the following repairs:

- Remove baseboard
- Demo existing flooring
- Repair floor damage where there are soft spots
- Install floating floor underlayment 2100sqft
- Install flooring from Lowe's 2100sqft
- Install baseboards

Material Cost:

Labor Cost:

Total:

15% overhead and Profit

Proposal:

Proposal accepted by Matthew Metros:

Signature

April 6, 2021

Date

Henry Tijerina Jr.

Henry Tijerina Jr.

President, Tijerina Construction, LLC



Service-Disabled Veteran-Owned Small Business (SDVOSB)





